

# NATIONAL

ES TESTING SERVICE, INC.

*presents*

## Limit Risk to Litigation:

Simply stated, a roof edge system must act as a water seal at the edge by protecting the membrane from pulling free under high winds or repeated seasonal wind cycles. If the edge leaks or blows off, damage to the roof membrane, insulation and/or the structural decking can occur.

Compromising any portion of an edge metal specification greatly diminishes the useful life expectancy of the entire roof system. There is little or no monetary recourse to a building owner when damage occurs due to the builder accepting a shop-fabricated roof edge system that may not perform as required, in lieu of the specified products.

The following are conservative estimates regarding the cost of the litigation versus the cost of the roof edge:

- The cost of a building's roof is approximately 10% of the total building cost.
- Conservatively, 60% of litigation claims originated from the roof area.
- On average, 59% of roof warranty claims are attributed to metal edge failures.
- Therefore, out of all of the litigations, 36% is attributed to the edge metal failure.
- Perimeter edge metal is typically .1% of the building cost.
- .1% of the cost of the building carries 36% of the exposure to risk of litigation.



Despite this, many specified edge metal products are routinely eliminated or substituted with inferior products due to cost overruns, contractor convenience or misguided information. This is an unnecessary risk that can easily be avoided by properly specifying (and holding to that specification) a quality, tested roof edge.

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## Dos & Don'ts:

### **Don't:**

Furnish aluminum gravel stops in sizes as shown on prints. Color to be selected by architect or building owner.

### **Reason:**

Failing to state precisely what is needed in regards to wind design requirements, metal thickness, finish and color forces contractors to inflate bids to cover the cost of possible "non-standard" materials.

### **Do:**

Provide edge metal details certified to meet the project's design requirements as tested by ANSI/SPRI ES-1, RE-1, RE-2 and/or RE-3 test methodologies.

Provide two-piece fascia profile as shown on plans, 6" overall face height. Waterdam fabricated from 24 ga G-90 galvanized steel. Fascia panels to be fabricated from pre-finished .050" Kynar 500 coated aluminum. Color to be selected from manufacturer's standard colors. Fascia sections to be a minimum of 10'-0".

ANSI / SPRI  
ES-1  
TESTED  
PRODUCTS

**NATIONAL**  
ES TESTING SERVICE, INC.

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